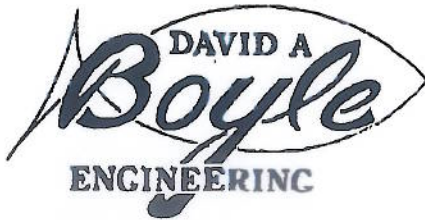


Materials Received
Public Comments
0.0d Exhibit 2

**TELEFAX TRANSMITTAL SUMMARY**

TO: ALLEN, MULLINGS & ALLEN DATE: 11-27-02
TIME: 8:30 AM
ATTN: DEBRA ALLEN OUR FAX NO: (714) 957-8499
FAX NO: 714) 558-0638 JOB NO: P08-100-04
FROM: Dave Boyle CC Don Peterson
909) 272-4739

IF NOT RECEIVED PROPERLY, CALL (714) 957-8144

10:25

OPERATOR'S NAME: DavidTOTAL PAGES SENT 4 (including transmittal) PER YOUR REQUEST X FOR YOUR REVIEW FOR YOUR INFORMATIONRE: PETERSON LOT 132, TR 1114

REMARKS: PLEASE REVIEW THE ATTACHED AND
COMMENT.

MAX. PERMISSIBLE BUILDING LIMIT LINE
MAX. EVE OVERHANG=3' BEYOND
BUILDING LIMIT AND ABOVE
ELEVATION 99.07

MAX. PERMISSIBLE DECK LIMIT LINE
MAX. LOWER DECK ELEVATION=80.25
MAX. UPPER DECK ELEVATION=89.07

SCALE: 1"=20'

LOT 133

EXIST. LOWER DECK
EL. 80.25
EXIST. UPPER DECK
EL. 89.07

LOT 132

ACCESS
RESERVATION

LOT 131

TOP SLOPE

WIRE OVER
WOOD RET.
WALL

RETAINING WALL

WOOD FENCE

BLOCK WALL

WOOD FENCE

CURB

89.50'
81.50'

CONC. WALK

PROPERTY LINE

BLOCK
WALL

EXIST. HOME

EVE LINE
(TYP)

GARAGE

245 EVENING
CANYON RD.

EVE LINE
(TYP)

30" WOOD
RAIL FENCE

CURB

CONTROL POINT
EL. 89.32 TOP CURB
ON EXTENSION OF RL

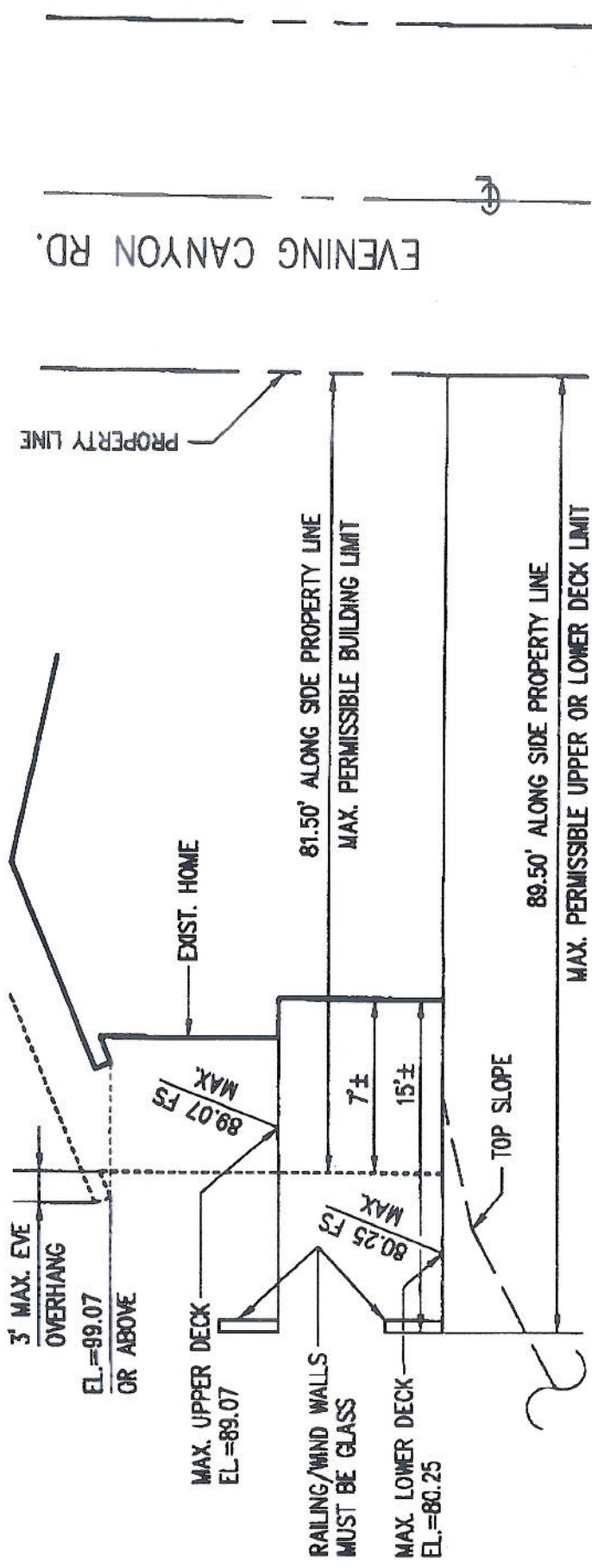
WROUGHT IRON FENCE
WOOD FENCE OVER
BLOCK WALL (TYP)

EXIST. HOME
EVE LINE

81.50'
89.50'

EVENING CANYON ROAD

EXHIBIT A
LOT 132
TRACT 1116



EVENING CANYON RD.

SECTION A-A
NOT TO SCALE

EXHIBIT B
LOT 132
TRACT 1116

LOT 132, TRACT 1116

BUILDING LIMITS

THE REAR OF THE EXISTING HOME OR ANY FUTURE HOUSE MAY NOT BE EXTENDED BEYOND THE MAXIMUM PERMISSIBLE BUILDING LIMIT LINE WHICH IS HEREBY ESTABLISHED AT 81.50 FEET NORTHWESTERLY FROM THE FRONT PROPERTY LINE AS MEASURED ALONG EACH SIDE PROPERTY LINE. SEE EXHIBIT A & B.

DECK LIMITS

THE REAR OF ANY FUTURE DECK MAY NOT BE EXTENDED BEYOND THE MAXIMUM PERMISSIBLE DECK LIMIT LINE WHICH IS HEREBY ESTABLISHED AT 89.50 FEET NORTHWESTERLY FROM THE FRONT PROPERTY LINE AS MEASURED ALONG EACH SIDE PROPERTY LINE. ANY LOWER LEVEL DECK MAY NOT BE CONSTRUCTED ABOVE ELEVATION 80.25. ANY UPPER LEVEL DECK MAY NOT BE CONSTRUCTED ABOVE ELEVATION 89.07. SEE EXHIBIT A & B.

REFERENCE ELEVATIONS

THE REFERENCE ELEVATION IS HEREBY ESTABLISHED AS 89.32 ON THE TOP OF THE EXISTING CURB LOCATED BY THE PROLONGATION OF THE NORTHEASTERLY PROPERTY LINE OF LOT 132 OF TRACT 1116. FURTHER REFERENCE ELEVATIONS ARE HEREBY ESTABLISHED FOR THE EXISTING LOWER AND UPPER DECKS ON LOT 133, TRACT 1116 AS 80.25 AND 89.07, RESPECTIVELY. SEE EXHIBIT A & B.

ACCESS RESERVATION

A RESERVATION OF A 4.00 FEET WIDE STRIP OF LAND FOR PEDESTRIAN ACCESS OVER THE EXISTING STAIRS IS HEREBY RESERVED FOR THE BENEFIT OF LOT 133, TRACT 1116. THE NORTHEASTERLY LINE OF SAID 4.00 FEET STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 132, TRACT 1116 IN THE CITY OF NEWPORT BEACH, RECORDED IN BOOK 38, PAGES 19 AND 20 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, THENCE 89.50 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID LINE A DISTANCE OF 10.00 FEET.